

COUNTY COMMISSION MEETING – January 19, 2010

Consent Agenda: Land Use Authority Mtg. Items – January 12, 2010

Item # 2.CONDITIONAL USE PERMIT EXTENSION Review extension to install the UNEV petroleum pipeline using the IPP/Kern River corridor for a fuel transmission line running through Washington County northeasterly to southwesterly - Trevor Townsend, applicant/agent

The planner informed the commission that this is the 2nd extension showing route through Washington County and photos of the Iron County and North Las Vegas Terminals, which have been completed. The applicant previously submitted a route plat showing location of petroleum pipeline, with the 12" line sizing. Public utilities and transmission lines are conditionally approved within OSC-20 and OST-20 (County Code 10-6A & B-3). The applicant has indicated there are changes with the start date because of BLM deviations in the northern route, but the route in Washington County remains the same. As reviewed previously, the project is being reviewed and permitted by BLM, with extensive environmental studies conducted complying with the National Environmental Policy Act (NEPA). Construction of the UNEV Pipeline is scheduled to begin in April of 2010 and have it completely built and operational by November 2010. The route of the pipeline through Washington County is a total of 48.16 miles in length. Ownership along the alignment of this pipeline is divided as follows: United States Forest Service, 28.8 miles; BLM, 14.5 miles; State Trust Land, 2.79 miles; and private ownership, 2.07 miles. UNEV is a 400-mile pipeline that originates near the refineries in North Salt Lake City and will deliver refined petroleum products to a terminal near Cedar City and a terminal in North Las Vegas. The system will carry 62,000 barrels per day and the Iron County terminal will have the capacity to hold 165,000 barrels and the North Las Vegas terminal will hold 300,000 barrels. The line is jointly owned by Holly Energy Corporation, a Texas-based petroleum provider and Utah-based Sinclair Transportation Company. Trevor Townsend attended the meeting and updated the commission on their progress. They are in the process of obtaining encroachment permits from the Public Works Department.

Motion was made by Commissioner Balen to recommend approval of the conditional use permit extension, to install the UNEV pipeline, for a period of one (1) year. Commissioner Wilson seconded the motion. Four (4) commissioners voted aye. *Approved 4-0*

Item # 3.CONDITIONAL USE PERMIT EXTENSION Review extension for a staging area for pipe storage yard to be used on the UNEV Pipeline, containing 13.300 acres, the Fenton Bowler property in Veyo. Trevor Townsend, agent/UNEV Pipeline LLC, applicant

The planner explained this is a 2nd extension and reviewed the previous site plan and current photos with the commission member. Previously, the applicant showed there was a need for a staging area in the County and the ideal location is the Bowler property in Veyo, which was previously used by IPP and Kern River. UNEV Pipeline has a lease agreement with Fenton Bowler for the period of one (1) year and the lease has been extended to November 2010. As reported previously their first shipment of pipe arrived by railway in 2008 and trucked from

Cedar City to the site in Veyo.

Motion was made by Commissioner Balen to recommend approval to extend the conditional use permit, for the UNEV pipe staging area, until the end of November, 2010. Commissioner Wilson seconded the motion. Four (4) commissioners voted aye. *Approved 4-0*

Item # 4.CONDITIONAL USE PERMIT EXTENSION Review extension to operate a gravel crusher within the OST-20 Zone, Section 16, T42S, R14W, SLB&M, generally located 1/4 mile east of the Washington County Landfill. Dee Atkins, landowner/Western Rock Products, applicant.

The planner advised this is a 2nd extension, with mining and mineral development being conditionally approved within the OST-20 zone (County Code 10-6A-3). As reviewed previously, this is an area east of the County Landfill. Sanitation and water needs for dust control have been addressed. This area is to be leased by Western Rock and their initial crushing operation is within an M-1 zone, which less than one mile to the south of this location. Previously, the commission addressed operating hours, number of haul trucks, and provisions for reclamation of mining and mineral development. The applicant has approvals from MSHA and EPA on portable crushing and screening equipment. All trucks should be required to be covered with a tarp as per UDOT regulations. They will have access from Telegraph Street in Washington. Mr. Atkins reported that the road has been graded and graveled from site location to the Western Rock facility. Most of the gravel and decorative rock mined are stock piled on site.

Motion was made by Commissioner Christopher to recommend approval of the conditional use permit extension, to operate a gravel crusher within the OST-20 zone, subject to the applicant adhering to all previous recommendations, for a period of one (1) year. Commissioner Jones seconded the motion. Four (4) commissioners voted aye. *Approved 4-0*

Item # 5.CONDITIONAL USE PERMIT Request permission on installation and approval of the pipeline distribution for the Washington County Water Conservancy District in the Wet Sandy and Toquerville area - Washington County Water Conservancy District/Ronald Thompson, applicant and Alpha Engineering, agent

Commissioner Wilson declared a conflict of interest; therefore, he will not be voting on this issue.

The planner pointed to the routing of the Wet Sandy Irrigation Pipe Line Project on a screen presentation photo. The purpose of the project is to provide for enhanced conservation of water and to fulfill contractual obligations to the holders of water rights in the area. The project will consist of installing an irrigation pipeline and a new concrete diversion dam, and upgrade an existing settling pond on lands administered by the USFS Pine Valley Ranger District and the Dixie National Forest and the BLM's St. George Field Office, as well as private lands. Public Utilities and transmission lines are conditionally approved within OSC and OST-20 zone (County Code 10-6A-3 & 10-6B-3). Barbara Barrett, Alpha Engineering representative,

reviewed the upgrade on an existing irrigation system and settling pond on lands administered by the Forest Service and BLM's St. George Field Office, as well as private lands located northwest and southeast of I-15. Approximately 4.5 miles on Forest Service land of the Peter Anderson Ditch will be converted from an open ditch system to a piped conveyance system. This will follow the alignment of the existing ditch and 3.7 miles on BLM will mainly be within an existing gravel road and 0.40 mile within the alignment of the ditch on private lands. Access is a private easement with the Conservancy District, so it will be gated at the Forest Service boundary. Eventually this will drainage will feed into the future Anderson Junction Reservoir.

Facts/Findings:

- **The use is compatible with the OST and OSC zones**
- **There is a need for continued water conservation therefore, it is necessary to upgrade the existing system**

Motion was made by Commissioner Balen to recommend approval of the conditional use permit for the pipeline distribution, as requested by WCWCD and Alpha Engineering, based on the facts and findings, for a period of one (1) year. Commissioner Christopher seconded the motion. Four (4) commissioners voted aye. *Approved 4-0*

Regular Agenda: Land Use Authority Items – Planning Commission Member Reappointments

Reappointment to the Planning Commission Dave Everett and Debora Christopher term beginning January 31, 2010 and ending January 31, 2013